

County of San Luis Obispo

August 1<sup>st</sup> 2014

Planning & Building Dept.

976 Osos St. Room 300

San Luis Obispo, CA 93408

Schani Siong,

My name is Bruce Fosdike. I am the current Chairman for the North Coast Advisory Council (NCAC). The project from John and Judy Kent DRC2013-000061 came before our Land Use Committee and then to us on March 19<sup>th</sup> 2014. The Land Use Committee had several concerns about the project and expressed them in their report. They recommended denial of the project and the NCAC voted 9 to 1 to deny the project for the following reasons:

1. The project is not compatible with the neighborhood.
2. Lack of water to support all elements of the North Coast Area Plan, and Title 23 of the Local Coastal Plan.
3. Based on critical water shortage emergency declared in Cambria with water rationing in effect as of March 14<sup>th</sup> 2014.
4. CCSD Water Production reports show increased water use in 2013, and the highest amount used in a single month of January in 26 years.

I would like to expound on the above points. First, water use. The permit is for adding a second home to a site that already contains a 2963 square foot 4 bedroom, 4 bath home on a 10,500 square foot property. This makes it one of the larger homes already in the area. It is also primarily used, and licensed as a vacation rental. As a topic of national news Cambria is facing a severe water shortage. To add an additional bedroom and bath second structure to a lot with an already large home means that water usage would be higher, if not possibly significantly so.

As for the project not being compatible with the neighborhood, here are some specifics on that subject:

1. Adding another 600 sq. ft. residence to a steep (20 to 23% or greater) grade lot with the need to disturb 4,500 sq. ft. (almost one half of total lot size) of earth seems to be placing an extreme demand on the property for its relative size.

2. The second homes placement on the extreme lower portion of the property dictates that primary access would be from Madison Street at the end of the lot. This causes several issues.

A. Tenants would be parking on Madison, an already narrow dead end street without a proper turn-around area at its end. The Cambria Fire Dept. has expressed concerns of access to this portion of Madison, due to not being able to properly access a home for an emergency by having to "back in" apparatus from the next block.

B. This access increases the amount of vehicles that could be on the property to 7 since there is a 2 car garage with 3 car parking in the upper driveway and additional parking space attached to it. This is definitely out of character with the neighborhood where most homes can contain 3-4 cars with garage use and driveway or less. It also increases the stated vehicle parking since vacation rentals need to provide "off street" by County Code. Thus increasing use above what a single family home's use should be. Essentially turning it into a business.

C. The county purpose built retaining wall would need to be breeched to allow access by stairs. And since the property is steep, increasing possible runoff issues.

3. Most lots, even those that are of similar size do not contain separate residences due to terrain, views and access. Building a second home on this lot would mean that it would max out available open space with minimal vegetation coverage. This area of Cambria is already mostly devoid of the protected Monterey Pine that used to cover this portion of the hillside. The building of this second home would mean that the 3 moderate sized Monterey Pines on the property would be at risk during construction and after as there will be limited space to promote growth.

4. This is a single family home area. The fact that the main home is not occupied by the primary owner and its main purpose is as a vacation rental leads to the conclusion that the owner's interest is to have the property become one of income producing rather than single family use. This only promotes this type of

use in the future. Once changed, will forever be this way. Not in compatibility with the neighborhood.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Bruce Fosdike", with a long, sweeping horizontal line extending from the end of the name.

Bruce Fosdike

Chairman

North Coast Advisory Council